Instrument prepared by: John P. Antonopoulos Antonopoulos & Virtel, PC 15419 127th Street - Suite 100 Lemont, Illinois 60439

2017 058893

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 AUG 30 PM 3: 10

MICHAEL B. BROV RECORDER

Return recorded document to: John P. Antonopoulos Antonopoulos & Virtel, PC 15419 127th Street - Suite 100 Lemont, Illinois 60439

Mail tax bills to: Thomas and Shellie Cummings 9447 Villagio Way St. John, IN 46373

Jocument is

WARRANTY DEED IN TRUST (INDIANA)

THE GRANTORS, THOMAS BISUMMINGS ARE SHESLIFIC CUMMINGS, Vusband and wife, of the Town of St. John, County of Lake, State of Indiana, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim to THOMAS E. CUMMINGS and SHELLIE J. CUMMINGS, CO-TRUSTEES OF THE CUMMINGS FAMILY TRUST dated December 4, 2015, of 9447 Villagio Way, St. John, Indiana 46373, (hereinafter referred to as "said Trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, to be held as TENANTS BY THE ENTIRETY, the following described real estate in the County of Lake and State of Indiana, to with

LOT 50 IN RENAISSANCE SUBDIVISION - UNIT 1, AN ADDITION TO ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Address: 9447 Villagio Way, St. John, Indiana 46373

EXEMPT UNDER PARAGRAPH E SECTION OF THE REAL ESTATE TRANSFER TAX ACT

Dated:	

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement. herein and in said trust agreement.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals; to partition or to exchange said property, or any part MANNETTERED THE TARK TO DESIGNATE Property; to grant easements or charges of any kind; to release, convey or assign any in the Court in the control of the cont said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such

NO SALES DISCLOSURE NEEDED

AUG 3 0 2017

026766

Approved Assessor's Office

JOHN E. PETALAS LAKE COUNTY AUDITOR



other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged or inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) and at the time of the delivery thereof the trust created by this Indenture and by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligation of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the word "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Indiana, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunder set her hand and seal this 14th day of June 14, 2017.

STATE OF INDIANA N

1010

COUNTY OF LAKE LOKE

AFFIRM, UNDER THE PENALTIES FOR PERIORY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY:

We, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS E. CUMMINGS and SHELLIE J. CUMMINGS, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 14th day of June, 2017.

Notary Publishard Publishared by John P. Antonopoulos. Esa, without the benefit of a title exa

This instrument was prepared by John P. Antonopoulos, Esq., without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

JORIE E STAHL Notary Public - Seal State of Indiana My Commission Expires Nov 20, 2019